



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 13310-0-00430  
 Date Received: 6/19/13  
 Commission/Civic: Near East  
 Existing Zoning: R-3 Application Accepted by: W. Reiss Fee: \$315.00  
 Comments: 8/27/13

## TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Variance to permit a minimum side yard to be less than 3'  
IN THE R-3 DISTRICT (Reduce from 3 ft. to 1 ft. - 3732.26)

## LOCATION

1. Certified Address Number and Street Name 1230 Bryden Road  
 City Columbus State OH Zip 43205  
 Parcel Number (only one required) 010-030720

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name CONNIE J. KLEMA, ATTORNEY  
 Address 145 E RICH ST 2ND FLOOR City/State Cols OH Zip 43215  
 Phone # 614 469 9122 Fax # N/A Email CKLEMA@PROHIO.COM

## PROPERTY OWNER(S):

Name KENT & DIANE RAMBO  
 Address 1230 Bryden Rd City/State Cols OH Zip 43205  
 Phone # N/A Fax # N/A Email N/A  
☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name CONNIE J. KLEMA, ATTORNEY  
 Address 145 E RICH ST 2ND FLOOR City/State Cols OH Zip 43215  
 Phone # 614 469 9122 Fax # N/A Email CKLEMA@PROHIO.COM

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Connie J. Klema attorney  
 PROPERTY OWNER SIGNATURE Connie J. Klema on behalf of Diane & Kent Rambo  
 ATTORNEY / AGENT SIGNATURE Connie J. Klema, Attorney

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
 Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
 Please make all checks payable to the Columbus City Treasurer



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

13310-00430

1230 Bryden Rd.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CONNIE J. KLEMA, ATTORNEY  
of (1) MAILING ADDRESS 145 E. RICH STREET 2ND FLOOR COLS OH 43215  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1230 Bryden Rd

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) KENT & DIANE RAMBO  
1230 BRYDEN RD  
COLS OH 43205

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

CONNIE J. KLEMA, ATTORNEY  
614 469 9122

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) HISTORIC RESOURCES COMMISSION  
RANDY BLACK - 645 6821  
109 N. FRONT, GROUND FLOOR COLS 43215

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS  
SEE ATTACHED

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Connie J. Klemma

Subscribed to me in my presence and before me this 13 day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

Gordon P. Shuler

My Commission Expires:

GORDON P. SHULER, Attorney At Law

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION HAS NO EXPIRATION DATE

SECTION 147.03 R. C.

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer

Connie J. Klema, Attorney  
145 E. Rich St., 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

Jessica & Byron Carle  
1211 Bryden Road  
Columbus, Ohio 43205

Eddie & Nannie Durant  
1237 Bryden Road  
Columbus, Ohio 43205

Judy Forsythe  
1224 Bryden Road  
Columbus, Ohio 43205

Paul Hackmann  
P.O. Box 6209  
Columbus, Ohio 43206-0209

David Johnson  
1233 Franklin Avenue  
Columbus, Ohio 43205

Lar-Rita Properties, LLC  
17 Wilson Avenue  
Columbus, Ohio 43205

Thurman Martin  
1237 Franklin Avenue  
Columbus, Ohio 43205

Fred Mayer & Kenneth Merrill  
1234 Bryden Road  
Columbus, Ohio 43205

Michael & Anne Ponzani  
1216 Bryden Road  
Columbus, Ohio 43205

Gary Ross, Trustee  
1221 Bryden Road  
Columbus, Ohio 43205

Bradley Shank & Kristin Mutchler  
1233 Bryden Road  
Columbus, Ohio 43205

Brian Shepard  
90 Brevoor Road  
Columbus, Ohio 43214

Alan Sherman  
1227 Bryden Road  
Columbus, Ohio 43205

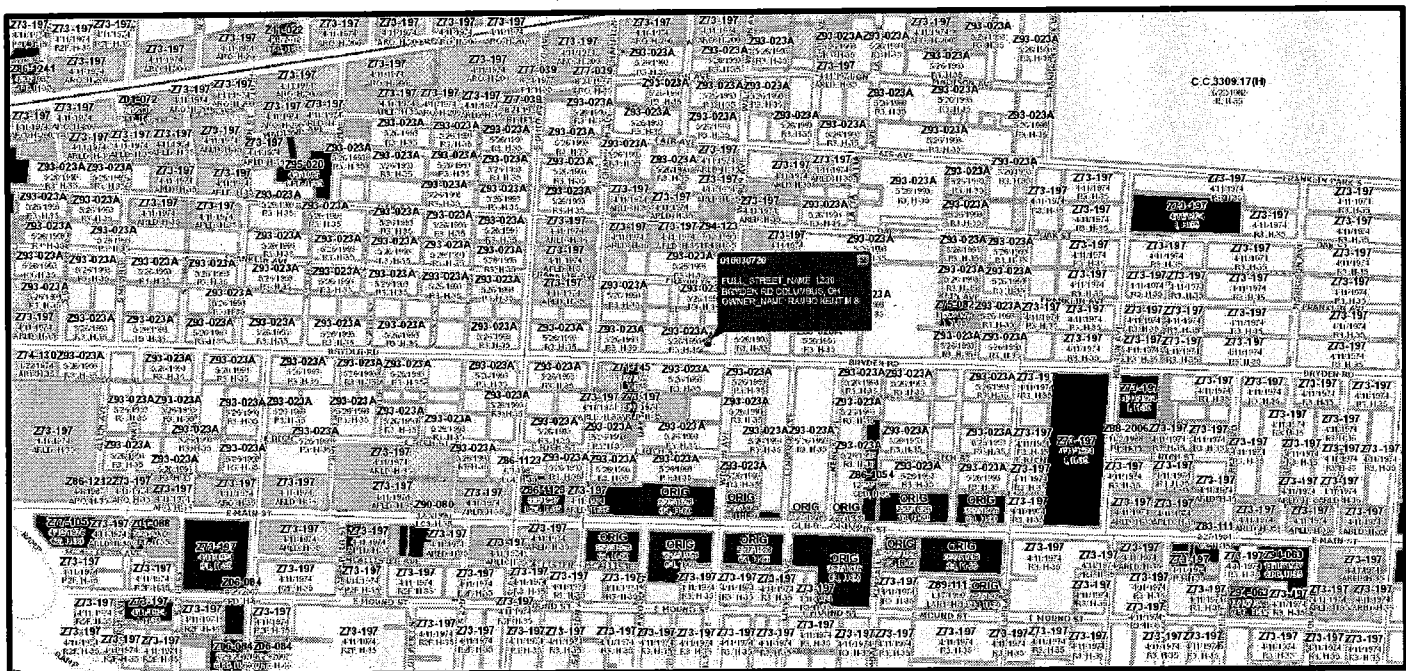
Raymond Smith  
1240 Bryden Road  
Columbus, Ohio 43205

Harry & Dolores Steward  
1265 Brentnell Ave.  
Columbus, Ohio 43219

Robert Thomas  
1210 Bryden Road  
Columbus, Ohio 43205

John Whitlock  
1221 Franklin Ave.  
Columbus, Ohio 43205

**13310-00430**  
**1230 Bryden Rd.**



**1230 BRYDEN ROAD**

**VARIANCE REQUEST**

**STATEMENT OF HARDSHIP**

1230 Bryden Road is an existing 2 ½ story single family home located in Old Town East that was built in 1892.

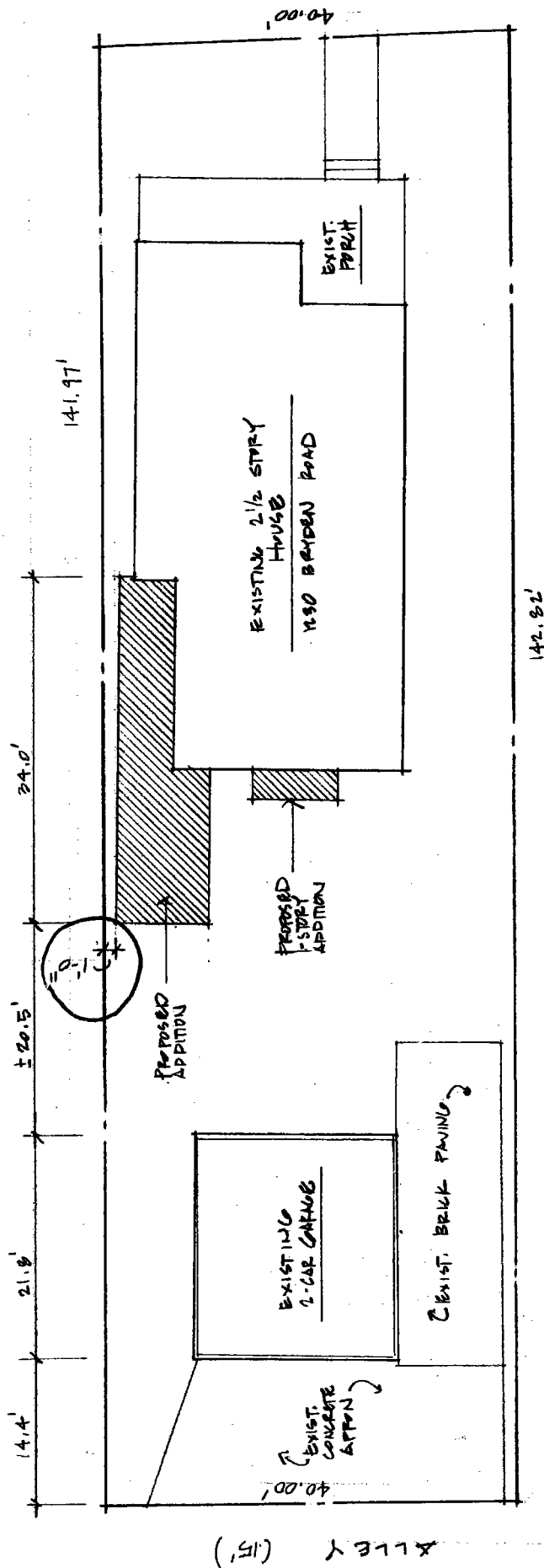
The owners of 1230 Bryden Road wish to construct an addition on the home. The lot is zoned R-3 and is 40' wide. Per 3332.26(B)(1), a lot that is 40' wide or less in a R-3 District is supposed to have a minimum side yard of three feet (the least dimension between the structure and the side lot line). The proposed addition will extend the home to within one foot of the east side lot line. A variance is requested to permit the minimum east side yard to be one foot at the location of the addition (see site plan).

The R-3 code became applicable long after the platting and construction of the homes in this area. These large homes on these narrow lots present special circumstances that do not apply generally to other properties platted and constructed under the R-3 District requirements. Property owners of these historic homes most often require variances to make improvements or alterations of their homes due to the size of the lots which were platted years before the R-3 code was written.

The proposed improvement is one that property owners in other R-3 zoned areas would most likely be permitted to do without the need of a variance. But the special circumstances of this property make it necessary that a variance be granted.

The granting of this variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code.

**13310-00430**  
**1230 Bryden Rd.**



# SITE PLAN

1230 BRYDEN ROAD

Scale 1" = 10'-0"  
May 20, 2019

LOT SIZE = 5695.8 SF.  
EXIST HOUSE = 1215 SF  
EXIST PORCH = 156 SF  
EXIST GARAGE = 435 SF  
PROPOSED ADDITIONS = 250 SF

13310-00430  
1230 Bryden Rd.

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX: 614-235-4559

A Boundary Survey prepared for and certified to:

**Diane Rambo**

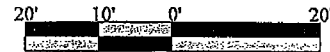
**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Columbus Being Lot 3 Robert R. Stewart's Addition, Plat Book 2, Page 275

**Applicant:**

**Posted Address:** 1230 Bryden Road, Columbus, Ohio

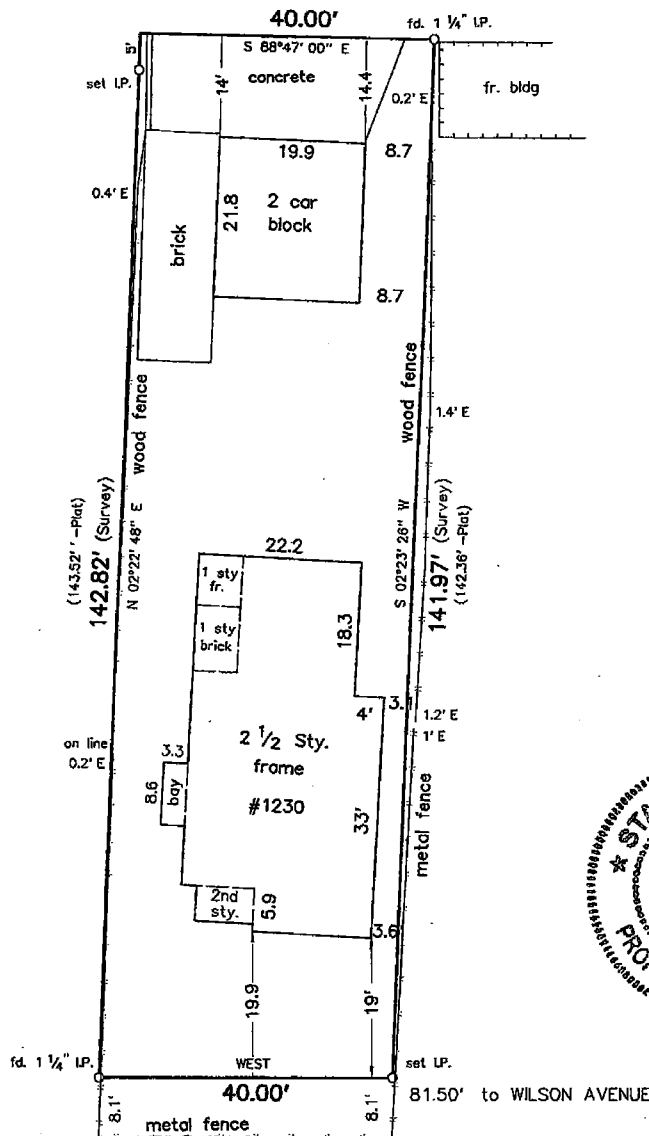


11.5' ALLEY



Scale 1" = 20'

Date: 05/02/2013



**13310-00430**  
**1230 Bryden Rd.**



**BRYDEN ROAD 70'**

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Bearings are based on the north right-of-way of Bryden Road assumed WEST

Myers Surveying Co., Inc.

By *Matthew D. Farley*  
Professional Surveyor

Myers Order No. - 8-04/04/2013

201304048

| Rec. | Field     | DWG       | Ltr.      | Ck. |
|------|-----------|-----------|-----------|-----|
|      | <i>ME</i> | <i>ME</i> | <i>ME</i> |     |



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010030720

Zoning Number: 1230

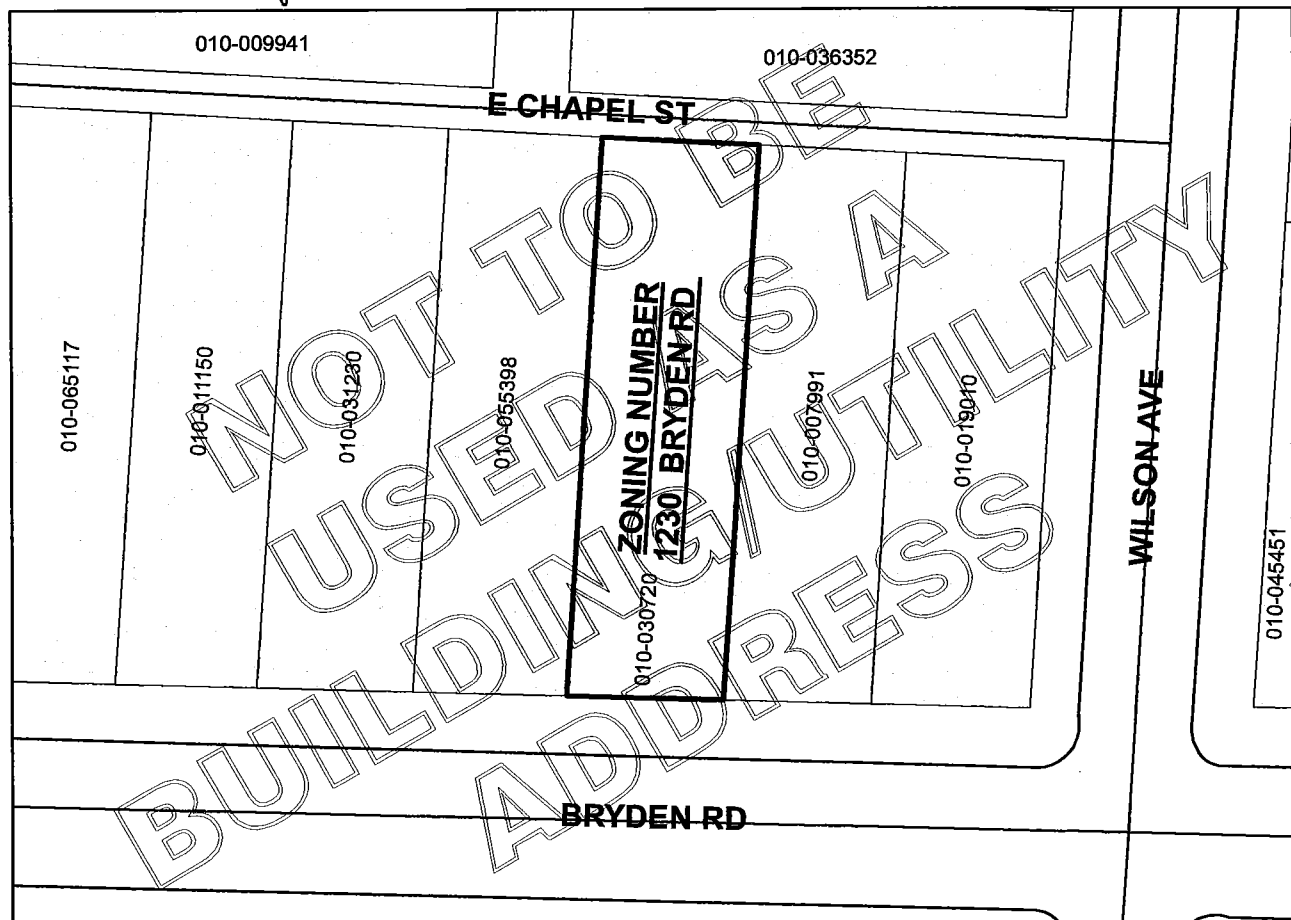
Street Name: BRYDEN RD

Lot Number: N/A

Subdivision: N/A

Requested By: CONNIE J KLEMA ESQ

Issued By: Alfred Carmona Date: 6/17/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 13795





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 6/19/13



Disclaimer

Scale = 50

Grid  
North

This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map should consult the county and the mapping companies assume no legal responsibility for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

**13310-00430**  
**1230 Bryden Rd.**

p.

Real Estate / GIS Department



## BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION

**13310-00430**

**1230 Bryden Rd.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CONNIE J. KLEMA  
of (COMPLETE ADDRESS) 145 E RICH ST, 2ND FLOOR, Cols OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

DIANE P. & KENT M. RAMBO

1230 BRYDEN RD

COLS OH 43205

SIGNATURE OF AFFIANT

Connie J. Klem

Subscribed to me in my presence and before me this

13<sup>th</sup>

day of

June

, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Gordon P. Shuler

My Commission Expires:

GORDON P. SHULER, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE  
SECTION 147.03 R. C.

Notary Seal Here

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer